

CITY PLANNING COMMISSION

MEETING AGENDA

DATE: Thursday, August 20, 2015

TIME: 8:30 a.m.

PLACE: City Hall Council Chambers
107 North Nevada Avenue
Colorado Springs, CO 80903

NOTE: ITEMS WILL NOT BE HEARD IN THE SEQUENCE LISTED BELOW. The hearing order will be finalized approximately five (5) business days prior to the hearing date and available online at: <https://coloradosprings.legistar.com/Calendar.aspx>
If you have questions, please contact the City of Colorado Springs Land Use Review Division at (719) 385-5905 and reference the file number listed below.

<p>FILE NO's:</p> <p>CPC PUZ 15-00036 (Quasi-Judicial)</p> <p>CPC PUP 15-00037 (Quasi-Judicial)</p> <p>PARCEL NO.: 63313-16-002</p> <p>PLANNER: Steve Tuck</p>	<p>A request by EV Studio on behalf of School District 11 for approval of:</p> <ol style="list-style-type: none"> 1. A zone change from R-1 6000 (Single-family) to PUD (Planned Unit Development: Commercial, 51,900 square feet maximum; Residential, 20 dwelling units/acre maximum density; 35' maximum building height) for the Lincoln School Mixed-Use Redevelopment 2. A concept plan for the Lincoln School Mixed-Use Redevelopment. The concept plan shows the use of the former school building and property for the following uses: multi-family residential with a maximum density of 20 dwelling units/acre, a maximum of 51,900 square feet of commercial uses for a bar with brewery, mini-warehouses, restaurant and retail. A maximum building height of 35' is proposed. <p>The property is located at 2727 North Cascade Avenue, consists of 3.04 acres and is currently zoned R-1-6000 (Single Family) and was formerly used as Lincoln Elementary School.</p>
<p>FILE NO's:</p> <p>CPC ZC 15-00045 (Quasi-Judicial)</p> <p>CPC CP 15-00046 (Quasi-Judicial)</p> <p>PARCEL NO's: 74244-00-015 74244-00-033 74244-20-002 74244-09-022</p> <p>PLANNER: Lonna Thelen</p>	<p>A request by LDC, Inc. on behalf of Farrio, LLC and Cheyenne Canon Properties LLC for:</p> <ol style="list-style-type: none"> 1. A zone change from OC (Office Complex) & R-5 (Multi-Family Residential) to PBC (Planned Business Center) for Geronimo PBC. 2. A concept plan to allow for retail, office, indoor recreation and mini-warehouses. <p>The property is located at 1301, 1353, 1355, and 1401 S. 8th St, contains 7.2 acres, and is currently zoned R-5 and OC (Multi-Family Residential and Office Complex).</p>

<p>FILE NO's:</p> <p>CPC ZC 15-00055 (Quasi-Judicial)</p> <p>CPC MP 97-00261-A4MN15 (Quasi-Judicial)</p> <p>CPC CU 10-00100-A3MJ15 (Quasi-Judicial)</p> <p>CPC V 15-00058 (Quasi-Judicial)</p> <p>CPC NV 15-00076 (Quasi-Judicial)</p> <p>PARCEL NO's: 64072-04-001 64072-04-002 64072-04-005 64072-04-006 64072-04-011 64072-04-012 64072-04-013</p> <p>PLANNER: Ryan Tefertiller</p>	<p>A request by Tim Seibert of N.E.S. Inc. on behalf of Colorado College for approval of:</p> <ol style="list-style-type: none"> 1. A zone change from R2/SS (Two-Family Residential with Streamside Overlay) to SU/SS (Special Use with Streamside Overlay). 2. A minor amendment to the Colorado College Master Plan to add an additional 1.39 acres of land which the College has acquired since the last Master Plan amendment. The area added to the master plan is labeled as "library storage receiving offices". 3. A major amendment to the Colorado College San Miguel Facilities Yard Conditional Use Development Plan. The proposed amendment expands the existing facility yard by adding an additional 1.381 acres and redeveloping the added area to include a new 10,923 square foot warehouse building, parking and loading area, landscaping, fencing, and a new cul-de-sac bulb at the north terminus of Glen Ave. The plan also illustrates minor additions to the two structures at 232 W. San Miguel and the conversion of the existing buildings of 240 W. San Miguel from a residence to an office. 4. A vacation of public right-of-way. The request applies to roughly 11,637 square feet of W. San Miguel St east of Glen Ave. 5. A non-use variance to allow 42% impervious cover within the Streamside Overlay buffer where the limit is 25% impervious cover per City Code. <p>The total site measures roughly 2.27 acres and is currently zoned R-2/SS (Two Family Residential with Streamside Overlay) and SU/SS (Special Use with Streamside Overlay) includes 232, 236 and 240 W. San Miguel Street and 1315, 1317, 1323 and 1331 Glen Avenue and is generally located north of W. San Miguel Street and east of Glen Avenue.</p>
<p>FILE NO's:</p> <p>CPC ZC 15-00075 (Quasi-Judicial)</p> <p>AR DP 15-00291 (Quasi-Judicial)</p> <p>AR NV 15-00292 (Quasi-Judicial)</p> <p>AR V 15-00293 (Quasi-Judicial)</p> <p>PARCEL NO.: 74121-37-001</p> <p>PLANNER: Michael Turisk</p>	<p>A request by Echo Architecture on behalf of Jerry Morris for approval of:</p> <ol style="list-style-type: none"> 1. A change of zone classification from C-5 (Intermediate Business) to C-5/P (Intermediate Business with Planned Provisional Overlay) to repurpose a veterinary clinic building to a brew pub. 2. A development plan to convert an existing 3,538 square feet vacant veterinary clinic into a brew pub ("Cerberus Brewing Co."). 3. A non-use variance to allow for a zero-foot setback for a liquor establishment where a minimum of 200-foot distance is required from any residentially zoned or used property. 4. A vacation of Public Right-of-Way (alley). The alley separates Lots 2 and 3 of the 9,250 square-foot subject property at the south and the smaller triangular Lot 4 at the north. <p>The subject property consists of 9,250 square feet, is currently zoned C-5 (Intermediate Business) and is located at 702 W. Colorado Avenue.</p>

<p>FILE NO:</p> <p>AR NV 15-00413-AP (Quasi-Judicial)</p> <p>PARCEL NO.: 73154-03-007</p> <p>PLANNER: Ryan Tefertiller</p>	<p>An appeal of an administrative decision by Henry and Barbara Kozoil and Maria Kozoil-Petkash of a request by Robert Robert-Scott G.C. for approval of a non-use variance to the Parkside at Mountain Shadows Development Plan to allow a 2.3 foot side-yard setback where 5 feet is required along the eastern property line. The variance is necessary to allow the recently poured foundation to remain as is. The site totals roughly 4,095 square feet, is zoned PUD/HS (Planned Unit Development with the Hillside Overlay zone), and is located at the far northern extent of Majestic Dr. in the Parkside at Mountain Shadows neighborhood at 5675 Majestic Drive.</p>
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